

**North East Derbyshire District Council**

**8 July 2015**

**Cabinet**

**Community Use Facilities on the Avenue**

**Report No GBXR/06/15-16/LH of Councillor G Baxter MBE, Leader and Portfolio Holder with Responsibility for Building a Better Council**

**Purpose of the Report**

- To seek member approval to develop options for the provision and funding of community facilities within the Avenue site

**1 Report Details - Background**

- 1.1 The land to the north of the main access road into the Avenue site and to the north of the housing development is allocated as a public open space, informal and formal leisure areas and nature conservation. The Masterplan approved by DCC includes formal leisure pitches and a permanent car park for 53 spaces and overspill for 37 spaces.
- 1.2 As part of the outline planning application granted to the HCA in 2013, 1.8 hectares of land were identified for a DCC primary school and a further 1 hectare of adjacent land was identified for NEDDC community facilities. The land is to be handed over to NEDDC and DCC on detailed planning approval to be submitted by Kier, until then the land remains in HCA ownership. There is no section 106 funding allocated for community facilities, there is an expectation that this would be funded by external grant and collaboration with partners.
- 1.3 Longstanding community consultation and engagement with residents and stakeholders has established that the core facilities desired included a cycle hire, local retail unit/cafe, small meeting room, large meeting hall and changing facilities.
- 1.4 Members will be aware of the previously documented and reported collaborative approach and intention of both DCC and NEDDC provision of school and community use facilities on the Avenue development at Wingerworth.
- 1.5 NEDDC Leisure Services were subsequently asked to become involved in the project centred largely around the potential for the school/community facilities planned for the site along with the connectivity of the site via the network of multi-user trails around the development which is being progressed via a further group or the 'Connectivity' workstream.

- 1.6 As part of the Community & Education work stream, NEDDC Leisure Services prepared a 'Discussion Paper' (attached at **Appendix 1**) which detailed the importance, effective management and effective mix of such facilities and how the juxtaposition with the school might effectively work.
- 1.7 By working collaboratively and in line with the school build programme it was envisaged that efficiencies and savings could be generated to such a degree that very little 'additional' investment would be required to realise the build of the community facilities. By ensuring that the community facilities are integrated in the school design with relatively minor changes being made to accommodate community needs, costs could be kept to a minimum and resources could be utilised to their 'maximum' potential both as part of the design and build stages but also from a future operation perspective. The ambition for the community facilities is that they at least "break even" and be self sustaining – the future management arrangement of the envisaged facilities is yet to be determined.
- 1.8 Throughout the work programme and as part of reports to date it had been understood that the school build programme would effectively trigger at the occupation of 30 dwellings. This meant that the school would be designed and built very early in the development programme, as described above this would ensure that the community facilities envisaged for the development would also be built early on allowing community use and access to the outdoor pitch and playing field facilities along with all of the other community use elements detailed in Appendix 1.
- 1.9 NEDDC has been advised by DCC that the procurement process for an Academy school and the triggers used to calculate the need for classroom space may mean that primary provision within the site is not available for several years potentially up to 2019. The critical path for primary provision is based on the number of additional units built. The criteria triggered include other developments in the wider area and are not solely related to the HCA Avenue site.
- 1.10 This alters NEDDC current provisional plans and timescales to provide community facilities as part of the development along with creating a requirement for a new understanding around the provision of standalone community facilities.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The primary objective for the council remains to provide a joint community facility and primary school within the Avenue.
- 2.2 An understanding of all aspects of providing an initial standalone community facility needs to be explored without sterilising the option for a joint facility.
- 2.3 Once understood, Members will need to be presented with options for consideration set along a continuum of finance and resource requirement. Options for financing the community facilities will need to be considered alongside these actions.
- 2.4 Any changes to the approved Masterplan would need to be dealt with by DCC planning department.

### **3 Consultation and Equality Impact**

- 3.1 Consultation – extensive consultation has taken place, however further consultation may be required in due course.
- 3.2 The proposal for community facilities will impact on a number of target user groups resulting in increased participation and physical activity levels, supporting a number of corporate objectives.

### **4 Alternative Options and Reasons for Rejection**

4.1 To not provide community facilities on the development – **rejected** due to the following;

- One of the primary objectives of the Council has been to develop the Avenue as a destination in its own right; the green infrastructure and the wider connectivity to Grassmoor Country Park, the Five Pits Trail and other trail networks.
- The provision of some form of community facility may be required in order to meet the requirements of Planning to ensure that effective use of the outdoor playing pitches can be realised. Changing facilities and a minimum number of car park spaces may be required.
- The Avenue development is one that aspires to become an 'exemplar' site, taking one of the worst polluted sites in Europe to one that becomes a showpiece community. At the Avenue and developments like it, there is an opportunity at the outset to 'design in' physical activity into people's lives by creating what are becoming known as 'active communities'. Once developed, the community use of community facilities brings with it many benefits, it can encourage broader engagement from the local community, promote a greater commitment to the settlement, while contributing to community cohesion and a sense of pride in the place where people live. To develop this community without community facilities will be a great opportunity missed and an under realisation of the potential value of the new community.

4.2 To wait until the DCC school triggers are met and develop the community facilities at this point. – **rejected at this stage**, however this may be a consideration depending upon the outcome of the proposed development of an options paper for consideration.

### **5 Implications**

#### **5.1 Finance and Risk Implications**

5.1.1 Unknown at this stage.

#### **5.2 Legal Implications including Data Protection**

5.2.1 Unknown at this stage.

### 5.3 Human Resources Implications

- 5.3.1 None except officer time; any construction activity will be subject to working with the councils Working Communities project which supports local employment and training opportunities.

### 6 Recommendations

- 6.1 That Cabinet supports an ongoing dialogue with DCC with a view to providing a joint community and primary school facility within the Avenue.
- 6.2 That an options appraisal is presented to members outlining cost, risk and any wider implications of providing:
1. A joint facility built at the same time.
  2. A joint facility but where the community facility is built first.
  3. A stand alone community facility is built.
- 6.3 That the options appraisal should include proposals regarding the sustainability and management model for the facility

### 7 Decision Information

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>District Wards Affected</b>	All
<b>Links to Corporate Plan priorities or Policy Framework</b>	

### 8 Document Information

Appendix No	Title	
1	The Community Use of School Facilities at The Avenue - Discussion paper	
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)		
N/A		
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